
Sent: 2/03/2022 5:11:52 PM
Subject: DA 231 Whale Beach Rd, Whale Beach
Attachments: Objection re Whalos.docx;

Please accept my objection to this amendment.
Eve Molyneux

Objection re Expansion of Café/Restaurant 231 Whale Beach Rd, Whale Beach.

Rev 2021/0034.....Mod 2021/0983

My family and I live at 26 The Strand, Whale Beach, which we have owned since 1970, and like all local residents, we have loved Whale Beach because of its beauty and wonderfully peaceful character.

We therefore object extremely strongly to the proposed amended DA, given that it has now sought to increase restaurant numbers to 188 people...up from 64 people. It should be recognized that there has been a variety of restaurants next to us at 24 The Strand for many years, and none one of these ventures have ever survived, because when the summer season ends at the end of February, the crowds disappear and mostly only senior residents remain, most of whom don't spend a lot of money on restaurants.

The original DA referred to a café/restaurant for 64 people to be located fronting onto Surf Road, and there were many submissions as to the undesirable positioning of this, because Surf Road is narrow and many beachgoers walk up and down it to the beach as parking is nearly impossible in the carpark in summer. These comments were obviously ignored, and the result will be a huge increase in numbers walking on the road, and at nighttime intoxicated patrons will be an additional hazard.

The resubmitted DA with an updated acoustic report, refers to the eastern frontage windows which must not be "openable and operable". The acoustic report gives all sort of readings, however the readings at 24 The Strand are not particularly positive for noise affecting that home. In addition, the present conditions of the approved DA do not allow any music to be played. It will be important to the neighbourhood that these conditions are complied with, as otherwise all the indoor noise will be transported outdoors.

This amendment is to increase capacity as follows:-

Present approval 64 total patrons...20 outdoors

This revision 170 total patrons....30 outdoors....18 staff.

This is a 265% increase in capacity, and I believe is a completely inappropriate proposal for the area, and I make the following points:-

- 1) This capacity makes it a bar/restaurant, bringing with it a new character to the area... not the little friendly Beach café.
- 2) The 170 patrons capacity with 18 staff makes it a huge number, and would make it bigger than Moby Dicks next door (150 patrons), Jonahs (122 patrons) Avalon RSL (140 approx inside). It is entirely possible that Moby Dicks and this restaurant could have events on the same night bringing in

- over 300 people, which number would cause chaos in the area.
- 3) Parking at Whale Beach is already a huge problem at weekends, with the car park full by 9 am most weekends, and with a liquor licence will completely change the character of the area.
 - 4) Hours of operation 7am to 10pm - 7 days a week again is a large increase from 7am to 3pm, and changes the nature of the small local café to that of a bar.
 - 5) Increased activity will cause additional garbage collections, with the usual attendant noise increase.
 - 6) The Development name of " Whale Beach Neighbour Centre" gives a totally false impression as now it's proposed to be just a large bar/restaurant and a hairdresser.

I ask that Council meet with my Husband and I on site to see first hand the problems that approval of this DA would cause, or am happy to visit Council Chambers to discuss with Council Officers.

Sincerely

Eve Molyneux
26 The Strand
Whale Beach